

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: May 14, 2015

Meeting No.: 204

Project: BCPS Lyndhurst Elementary and Middle School (#88)

Phase: Discussion #1

Location: 621 Wildwood Parkway

PRESENTATION:

Introduction by Tony Cortea of STV, Inc. presented a brief design history, Design Collective performed the feasibility while STV Architects was chosen as the Architect of record for the project.

Located in Edmondson Village, the project site will respond to an expanded attendance area by combining and expanding the current Lyndhurst Elementary campus to serve an estimated enrollment of 628 students. The proposed design maintains and completely renovates the 1926 Lyndhurst School's main building while removing the 1951 and 1982 wings and constructing a new addition. The combined historic renovation and new addition will total approximately 110,000 GSF to meet the 21st century school project goals. The 6.5 acres site presents several design challenges, close proximity on all 4 street perimeters with single family housing, the eastern portion of the site has somewhat steep topography, limited access points to the site and a relatively complex building program to serve the needs of Pre-K through Grade 8. The stated Urban Design goals of the project highlight several of these issues:

- Design the academic wing to relate well to the single family homes adjacent to the school site;
- To create a community asset and sense of place;
- Retain and complement existing groves of trees as a buffer between the school site and the adjacent homes as well as relate well to residential properties that have many mature trees.
- To accomplish the design and programmatic goals, the architects propose a 3 story addition in the rear of the historic 1926 building predominantly located along the Gelston Drive. On the Gelston Drive frontage, the building has been designed to resemble a series of 34' Townhouses as a gesture to the existing residential uses. The rear of the property closest to Lyndhurst Street provides the recreational areas and green space to recognize the majority of topographical challenges. Community activity areas are placed in the existing structure and provide easier access by the public through the new Entry Plaza.

COMMENTS FROM THE PANEL:

The Panel accepts the challenges of the site and program but would like the architectural team to revisit their urban design goals and link the architecture more closely to those goals. The village concept is weak and should be studied further. In particular, the urban design logic along Gelston Drive is problematic with respect to proximity to the street edge as well as the rhythm of the proposed buildings in their context. The architecture appears to overwhelm the historic structure rather than compliment with its scale and materiality. The entrances and their design relationship are not well articulated, in particular the secondary entrances are confusing and not easily identified within the architectural scheme.

PANEL ACTION:

Discussion only and recommend the architectural team further study their urban design scheme, building scale and materiality.

Attending:

Tony Cortea, Susan Williams, Sharon Huber-Plano, Donald Currie, Mary Stevenson, Semaj

Tucker - STV Architects

Kate Acker, Charlie Ravenna, Tom Henderson – CSP

Brent Miller – MSA

Cyndi Smith – City Schools

Joe Swanson – Turner

Dr. Meany*, Messr. Bowden, and Burns - UDARP Panel

Anthony Cataldo, Aaron Bond, Kyle Leggs, Reni Lawal –Planning Department